

## **\$499,000 - 11608 102 Avenue Nw, Edmonton**

MLS® #E4217889

### **\$499,000**

1 Bedroom, 1.00 Bathroom, 1,108 sqft  
Single Family on 0 Acres

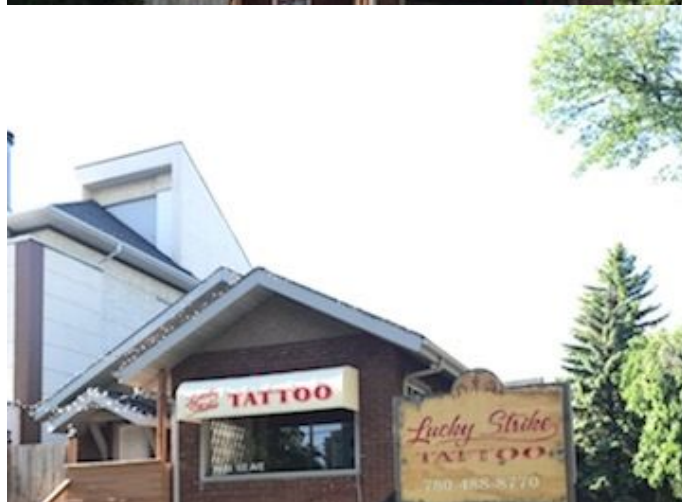
Oliver, Edmonton, AB

RARE CORNER LOT with a 4 office building in OLIVER on 116 st and 102 AVE. This is a HIGH TRAFFIC location. The zoning is RF6 and the lot size is 39.69 ft wide and 87.59 ft deep. This is a great space for multiple uses and is currently built out with a large front entrance, great waiting room, reception, 4 large offices, washroom, staff kitchen and office area and a large storage room. The furnace, hot water and roof are newer, there is parking for approx 8 vehicles and the building has ample natural light. This building has been used in a commercial type manner for approx 35 years, Hair Salon, Accounting and then a Tattoo Shop. There is no residential kitchen in this property and all spaces have been converted to offices, reception, waiting areas etc...

Built in 1935

### **Essential Information**

MLS® #	E4217889
Price	\$499,000
Bedrooms	1
Bathrooms	1.00
Half Baths	1
Square Footage	1,108
Acres	0.00
Year Built	1935



Type	Single Family
Sub-Type	Residential Detached Single Family
Style	Bungalow
Status	ACTIVE

### **Community Information**

Address	11608 102 Avenue Nw
Area	Edmonton
Subdivision	Oliver
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0R3

### **Amenities**

Features	Air Conditioner, No Smoking Home
Parking Spaces	8
Parking	No Garage, Parking Pad Cement or Paved, Stall

### **Interior**

Interior	Engineered Wood
Interior Features	Air Conditioning-Central
Heating	Forced Air-1
Has Basement	Yes
Basement	Full, Partly Finished
# of Stories	1

### **Exterior**

Exterior	Brick
Exterior Features	Corner, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

Listing information last updated on December 1st, 2020 at 8:16pm MST